

October 8, 2010

ТО	Barry Taft Illinois Equity Asset Investors, LLC	RE:	Redivision of Lot 100
	1999 Wabash Avenue		South Grand Pointe – 1 <sup>st</sup> Addition
	Springfield, IL 62704		Location & Sketch Map Variance of Sec. 153.158(B)
Enc	closed are minutes of the October 7, 20	<b>010</b> Subo	division Committee Meeting.
X	Revisions are necessary – See minu	tes	
	Revisions are not necessary		
10/2	following are needed at the Planning Commission meeting to be loor, County Building	ommissio oe held a	on office by <u>10/18/10</u> for review at the t 9:30 AM in the County Board Room,
X	Original	•	
8	Copies		
	Percolation Data & Certification		
	Covenants		
Х	Proof of Publication from Newspaper		
	Surveyor's Certification		
Х	Owner's Acknowledgement		
	Drainage Statement		
	Other		
cc:	Martin Engineering		

## SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 1994-44 **CENSUS TRACT#** 16 Redivision of Lot 100 of South Grand Pointe, 1st Addition -NAME OF SUBDIVISION: Location & Sketch Map and Variance of Sec. 153.158(B) JURISDICTION: City DATE OF MEETING: October 7, 2010 OWNER: Illinois Equity Asset Investors, LLC - Barry Taft **ENGINEER:** Martin Engineering Pt. W 1/2, SW 1/4, Section 36, T16N, R5W **DESCRIPTION:** (North side of South Grand Avenue, east of Eastdale Avenue) Acres 3 6.568 Lots Approve the Location and Sketch Map and a Variance of Section MOTION TO RECOMMEND: 153.158 (B) - Lot Arrangement - to allow Lots 2 and 3 to have access through an access easement. Subject To BY: Nate Bottom 2ND BY: Jim Henricks VOTE: Unanimous

Steve Walker presented the location and sketch map and variance. He said the purpose of the request was to split two outlots from Lot 100 of what was Cub Foods and is now the County Health building.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map as well as the variance request for lot arrangement. Zeibert said all essential services are available to serve the site and the development is in accord with the 2020 Comprehensive Plan. Zeibert said the following comments were received. There is ample water system capacity for this area. Additional water mains/hydrants may be needed depending on development specifics. Additional easements or revised easements may be needed. Since a shared access easement is the only means of access to Lots 2 and 3, a site development plan will be required to be reviewed by the Committee. Zeibert stated the township, section, and range need to be identified in the legal description. Zeibert said the applicant shall submit an owner's intent to subdivide the property. He said the applicant shall add dimensions for the access easement and shall supply the document number for the access easement, if recorded.

Kenneth Springs, citizen member, asked whether the subdivision would leave sufficient parking for the building to which Walker stated he sent the zoning department an exhibit which shows additional parking not counted on the plan which is behind the County Public Health building. Walker said it was determined the parking count meets the Springfield zoning code for the site. Springs asked if the parking would meet standards for commercial uses on the two new lots to which Walker replied it would.

Jim Henricks, Sangamon County Department of Public Health, said he works at the County Public Health building and wanted to re-iterate there is ample parking on the site.

Brian Davis, Sangamon County Highway Department, had no comments.

Mike McCarthy, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, said he concurs with the comments read by the Planning Commission. He reminded the applicant that additional or revised easements may be needed.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, reminded the applicant to show the dimensions of the access easement through lots 2 and 3.

Matt McLaughlin, Springfield Building and Zoning, had no comments.

Rick Weber, Springfield Fire Department, said an additional fire hydrant may be required.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said his question about parking was answered. He had no other comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the Location and Sketch Map and Variance of Sec. 153.158(B) – Lot Arrangement - to allow Lots 2 and 3 to have access through an access easement, subject to:

- (1) Adding additional or revised easements for access;
- (2) Identifying the township, section, and range on the location and sketch map;
- (3) Submitting an owner's intent to subdivide the property;
- (4) Identifying the dimensions of the access easement,
- (5) Supplying a document number for the access easement, if recorded.

Jim Henricks seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



October 8, 2010

TO:	Illinois Equity Asset Investors, LLC	RE:	Redivision of Lot 100
	1999 Wabash Avenue	·	South Grand Pointe – 1 <sup>st</sup> Addition
	Springfield, IL 62704		Preliminary Plan
Encl	osed are minutes of the October 7, 20	<u>10</u> Subo	division Committee Meeting.
X	Revisions are necessary – See minut	es	
	Revisions are not necessary		
10/2	Following are needed at the Planning Co D/10 Planning Commission meeting to b loor, County Building		
Χ	Original		
5	Copies		
	Percolation Data & Certification	,	
X	Covenants		
	Proof of Publication from Newspaper		
	Surveyor's Certification		
	Owner's Acknowledgement	٠.	
	Drainage Statement		
	Other		
 	Martin Engineering		

## SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION MINUTES OF THE SUBDIVISION COMMITTEE MEETING

	FILE NO.	1994-44		
	CENSUS TRACT #	16		
NAME OF SUBDIVISION:	Redivision of Lot 100 of South Grand Pointe, 1 <sup>st</sup> Addition – Preliminary Plan			
JURISDICTION:	City			
DATE OF MEETING:	October 7, 2010			
OWNER:	Illinois Equity Asset Investors, LLC – Barry Taft			
ENGINEER:	Martin Engineering			
DESCRIPTION:	Pt. W ½, SW ¼, Section 36, T16N, R5W (North side of South Grand Avenue, east of Eastdale Avenue)			
	6.568 Acres 3 Lots			
MOTION TO RECOMMEND:	Approve, Subject To			
BY:	Kenneth Springs			
2 <sup>ND</sup> BY:	Nate Bottom			
VOTE:	Unanimous			

Steve Walker presented the preliminary plan. He said the plan shows how utilities serve the site now. Walker stated the site is currently paved but will have less impervious surface area after the redivision because more landscaping and open space will be provided.

Joe Zeibert, Regional Planning Commission, said the applicant shall key in the property line as "PL" or show it in the legend. He said the applicant shall dimension the water mains onsite. Zeibert said the location of the sewer mains on-site need to be identified. Zeibert said if the applicant knows the location of other fire hydrants on-site they shall be shown. He the dimensions of the access easement on the site need to be identified on the plan. Zeibert said if the access easement is recorded, the applicant shall supply the document number on the plan. He said the staging needs to be identified on the plan and the preliminary covenants/access easement documents need to be submitted.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Mike McCarthy, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall label the street widths. Bottom stated he will need storm water calculations or a letter stating that storm water runoff will be decreased.

Matt McLaughlin, Springfield Building and Zoning, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs moved to approve the preliminary plan, subject to:

- (1) Keying in the property line or showing it on the legend;
- (2) Dimensioning the water mains on-site;
- (3) Showing the location of the sewer mains on-site;
- (4) Adding the dimensions of the access easement on the site;
- (5) Supplying the document number for the access easement, if it is recorded;
- (6) Identifying the staging on the preliminary plan;
- (7) Submitting preliminary covenants/access easement agreement;
- (8) Identifying street widths on the plan; and
- (9) Submitting storm water calculations or a letter stating storm water run off will be decreased.

Nate Bottom seconded the motion and the vote was unanimous.



October 8, 2010

TO:	Steve Luker Legacy Pointe Development Co.	RE:	Legacy Pointe Town Center	
	3601 Wabash Avenue		Phase III	
	Springfield, IL 62704	· .	Final Plat	
Encl	osed are minutes of the October 7, 2	<u>010</u> Subo	division Committee Meeting.	
X	Revisions are necessary – See minutes			
	Revisions are not necessary			
	following are needed at the Planning mittal to the City Clerk:	g Commi	ission office as soon as possible for	
X	Original			
8	Copies			
	Percolation Data & Certification			
	Covenants			
	Proof of Publication from Newspape	r		
	Surveyor's Certification			
	Owner's Acknowledgement			
	Drainage Statement			
	Other			
cc:	Martin Engineering			

## SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION MINUTES OF THE SUBDIVISION COMMITTEE MEETING

	FILE NO.	PUD		
	CENSUS TRACT #	28.02		
NAME OF SUBDIVISION:	Legacy Pointe Town Center Phase III – Final Plat			
JURISDICTION:	City			
DATE OF MEETING:	October 7, 2010			
OWNER:	Legacy Pointe Development Company, LLC – Steve Luker			
ENGINEER:	Martin Engineering			
DESCRIPTION:	Pt. E ½, Section 17, T15N, R5W (west side of MacArthur Boulevard, near Lincolnshire Boulevard)			
	10.188 Acres 6 Lots			
MOTION TO RECOMMEND:	Approve, Subject To			
BY:	Nate Bottom			
2 <sup>ND</sup> BY:	Matt McLaughlin			
VOTE:	Unanimous			

Steve Walker presented the final plat. He informed the committee that paving should begin next week for Lincolnshire and Legacy Pointe Drive on either side of Scheels. Walker stated this plat shows lots to be sold around the proposed Scheels store. He said he has a drawing which addresses access for the newly platted lots to make the final plat clearer. Walker said all the newly platted lots are served from interior private drives not from the public streets.

Joe Zeibert, Regional Planning Commission, said he received Walker's drawing. For the record, Zeibert stated the applicant shall show access easements around Lots 30 and 31. Zeibert said to show an access easement through Lots 36 and 37 to Scheels Lot 1. He said the applicant shall submit an access easement agreement for each lot. Zeibert said a note is needed stating no lot shall have access to Lincolnshire other than the access easements shown. Zeibert said identify the total acreage of the platted lots. He said the applicant shall show the right of way widths on Lincolnshire. Zeibert asked how Lot 38 will have access to which Walker replied the covenants provide for access easements across all lots, parking areas. and the drive aisles. Walker asked if it would be possible to show a note along the side rather than access easements on each plat. Walker said he was concerned that as things change in the future, it might be necessary to vacate access easements on some of the older plats. Nate Bottom, Office of Public Works, said he thought the access language was in the stage two submittals to which Walker said the access easements are in the PUD submittals and the covenants incorporated with the phase one final plat. Bottom said putting a note on the plat should be sufficient. Zeibert said the note should call out the covenants. Bottom said in order to not clutter the final plat the applicant could take off the access easements on the final plat first sheet and then have a second sheet that has all the access easements on it for recording.

Kenneth Springs, citizen member, said his question on parking was covered. Springs asked where the drainage for the site would go. Walker said the applicant has very large storm sewers that are taking the water to the west property line. He said there are multiple 54 inch pipes. Walker said there was a drainage/detention pond that runs along the west and south property lines on the north side of the railroad. He said there are some big pipes that go under MacArthur and underneath the railroad. Walker said there was a large detention basin that was built just south of the railroad with the overpass for the interchange. Walker said the applicant is constructing a new large pipe under the interstate and Recreation Drive to a detention basin. Springs asked what the water level was like to which Walker replied the water levels were not up to where they spill but there was a 53 foot depth to the pond built next to the interstate. Walker said Legacy has put in a lot of drainage improvements for the site.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Mike McCarthy, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said his comment about using supplemental sheets for the easements was addressed. Bottom said the applicant shall delete "existing" from the street names. Bottom said the applicant may want to consider removing the line west of MacArthur across Lincolnshire and Legacy Pointe to show the line has already been platted. Bottom said to add a note that no lot shall have direct access to Lincolnshire Boulevard and for Legacy Pointe Drive. He said to add a note that the access easement west of Lot 7 shall be right in, right out. Bottom said the applicant had stated access for Lot 38 will be through an access easement. Bottom reminded the applicant all lot entrances will be approved by the City Traffic Engineer at the site plan stage.

Matt McLaughlin, Springfield Building and Zoning, asked what Lot 1003 was going to be used for to which Walker replied Lot 1003 was platted in phase two for a monument sign.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the final plat, subject to:

- (1) Showing access easements around Lots 30 and 31;
- (2) Showing access easements through Lots 36 and 37 to Scheels Lot 1;
- (3) Adding the total acreage of the platted lots;
- (4) Showing the right of way widths on Lincolnshire;
- (5) Showing an access easement to Lot 38;

- (6) Supplemental sheet for access easements rather than showing them on page one of the plat;
- (7) Deleting "existing" from the street names on the plat;
- (8) Adding a note that no lot shall have direct access to Lincolnshire or Legacy Pointe Drive; and,
- (9) Adding a note that access to Lot 7 shall be right in/right out.

Matt McLaughlin seconded the motion. Before the vote, Walker asked for clarification on what easement agreements meant to which Zeibert replied he thought they were covered in the covenants. Walker said the last time this was requested with phase one that he sent the easement agreements to Zeibert. After these comments, the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.